

SITE ADJACENT TO GARDEN HOUSE

ST MAWGAN

CORNWALL

Results of a Heritage Impact Assessment



South West Archaeology Ltd. report no. 220624



www.swarch.net

Tel. 01769 573555
01872 223164

Site adjacent to Garden House Plot, St Mawgan, Cornwall

Results of a heritage impact assessment

By E. Wapshott MCifA & A. Allen ACifA
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SUMMARY

This report presents the results of a heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for a site adjacent to Garden House, St Mawgan, in advance of a proposed planning submission for the construction of two eco-dwellings.

The site is a long narrow strip of garden, with several terraced areas and the remains of a path and steps to the west, a 19th century rubble wall to the south and hedge bank to the western boundary that is recorded on the 1st and 2nd edition OS mapping.

*The archaeological potential of the site is expected to be low, due to the landscaping it has received and lower slope topographical position, but this area of Cornwall has a rich prehistoric phase of archaeological record, so deep deposits and scattered finds cannot be ruled out. The wider setting is characterised by large established gardens and wooded slopes which reduce outward views across the valley and to the village, and this introverted nature of the location, screened by tall fences or hedges means any impact on the conservation area from two eco-homes with green roofs and natural timber-clad elevations is expected to be very low, as these will quickly weather into the established green, brown and silver colourscape, effectively making them visually recessive. We must, however, acknowledge a quantifiable if negligible visual and physical change and minor increase in density of settlement, but these have little actual scale of effect on the conservation area which is the primary asset to be considered and the significance of this asset is derived from the aesthetic, evidential and historical value of the physical Listed buildings, which cannot be impacted; Slight/adverse negative impact. Slight/adverse impact is also given for the church and convent, which are both Grade I and which both may have direct intervisibility with upper portion of the site, again these are assessed as **Slight/adverse impact**. Overall cumulative impact may therefore be considered to be Moderate/slight adverse scale of effect and is considered to result in a **less than substantial harm**.*



June 2022

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THE CLIENT (FOR ACCESS)

THE AGENT (FOR SUPPLYING DOCUMENTATION)

PROJECT CREDITS

DIRECTOR: DR SAMUEL WALLS, MCIFA

SITE VISIT/PHOTOGRAPHY: EMILY WAPSHOTT MCIFA

HISTORIC IMPACT ASSESSMENT: EMILY WAPSHOTT MCIFA

DESK BASED ASSESSMENT: AMELIA ALLEN ACIFA

REPORT: EMILY WAPSHOTT ; AMELIA ALLEN

EDITING: DR. SAMUEL WALLS, MCIFA.

1.0 INTRODUCTION

LOCATION:	GARDEN HOUSE
PARISH:	ST MAWGAN
COUNTY:	CORNWALL
NGR:	SX 32056 87440
SWARCH REF.	MGH22
PLANNING REF.	PRE-APPLICATION
OASIS No.	SOUTHWES1-507633

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a Private Client (the Client) to undertake a heritage impact assessment for the proposed developed of a plot of land adjacent to Garden House, St Mawgan, Cornwall. This work was undertaken in accordance with best practice, the local planning authority (LPA) and ClfA guidelines.

1.2 TOPOGRAPHY AND LOCATION

The plot at Garden House is located within the village of St Mawgan, on the north coast of Cornwall. It is approximately 7km north-east of Newquay and 2.5km from the larger seaside settlement of Mawgan Porth, sitting at a height of 33.0m AOD. The village and parish of St Mawgan (also known as St Mawgan of the Vale) can be accessed from the B3276 to the south-west, and the plot sits along the smaller Ox Lane from the centre of the village. The River Menalhyl runs through the village to the south of the plot, and in a shallow valley known as the Vale of Lanherne. The soils of the area are the shallow loamy soils of the Powys association, sitting on the mudstone, siltstone and sandstone of the Bovisand Formation.

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

St Mawgan, also known as St Mawgan of Pydar, is a small village and civil parish within north Cornwall, with a long-recorded history. It lies within the hundred and deanery of Pydar. There is evidence of prehistoric occupation scattered within the wider area and the village takes its name after the Welsh missionary that established a monastery and the first church here around the 6th century AD. This was replaced by a later Saxon church in the 11th century and replaced again by the current parish church. Within the village is the surviving manor house, known as Lanherne House – an early 16th century building with Grade I Listing status. The manor of Lanherne is recorded in Domesday as a small settlement with six smallholders and four slaves working ten ploughlands, with the Lord recorded in 1086 as Fulcard of Lanherne, with the tenant-in-chief listed as the Bishop of Exeter.

The large gentry Arundell family of Lanherne were the main landowners within St Mawgan, using the manor house as their main residence from 1360, up until 1794 when it was gifted, as a convent for émigré Carmelite nuns from Antwerp, fleeing the French Revolutionary Wars and Flanders Campaign. Lyson's discusses the ancient manor of Lanherne was held by the family of Pincerna, who successfully assumed the names of Conarton and Lanherne, as their possession developed. The manor was then transferred in to the Arundell family by marriage in the 14th century; Lyson's noted it was still inhabited by the nuns at the time of his writing in the early 1800s and it is still a convent today.

The Cornwall and Scilly Historic Landscape Characterisation (HLC) records the plot on post-medieval enclosed land, describing the area as *land enclosed in the 17th, 18th and 19th centuries, usually from land that was previously Upland Rough Ground and often formerly medieval common lands*. The plot also borders the Upland Rough Ground characterisation to the south and is framed by the Medieval Farmland

characterisation to the north, east and west. There have been a series of small archaeological works within the vicinity, including a building recording at Ramswood to the east (ECO3001), a survey on the St Mawgan bridge (ECO192) within the heart of the village, and a watching brief at the church (ECO1876). The village exists within the St Mawgan Conservation Area (DCO107), although its appraisal report is not easily accessible.

1.4 METHODOLOGY

The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2020) and *Understanding Place: historic area assessments in a planning and development context* (Historic England 2017). The heritage assessment was undertaken by Emily Wapshott MClfA in May 2022. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014), Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016), *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (Historic England 2017), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2016), and with reference to *Visual Assessment of Wind Farms: Best practice* (University of Newcastle 2002), *Guidelines for Landscape and Visual Impact Assessment 3rd edition* (Landscape Institute 2013) and ICOMOS (2011) guidance. Detailed methodology for the assessment of significance and impact can be found in appendix 2.

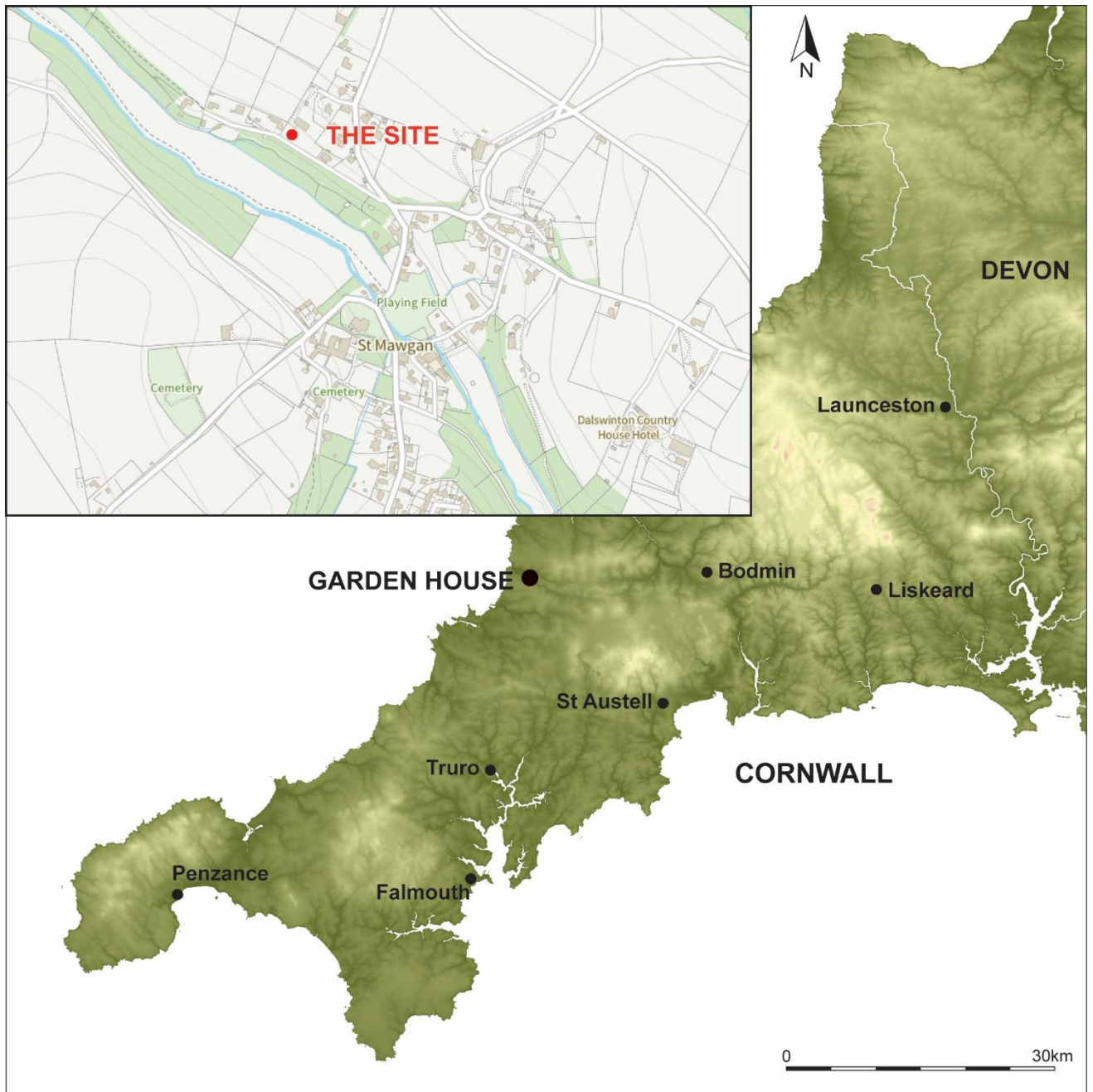


FIGURE 1: LOCATION MAP.

2.0 BRIEF DESK-BASED OVERVIEW

2.1 CARTOGRAPHIC BACKGROUND

The earliest available map reference for this study is that from the 1840 parish tithe map of St Mawgan in Pydar (see Figure2), where the landscape can be seen to be very open; the site located within a large field plot 553, which is owned by Colan Harvey and occupied by Richard Cobeldick. Ox Lane is established to the south ending further west at Lanhern Mill, running parallel with the river along the valley edge. The mill and immediate surrounding land is owned by John Vivian and occupied by William Haughton, who is listed as the village miller in Kelly’s Directory, whilst the smaller field to the south-east at the track intersection is owned by Lord Arundell, who is still Lord of the Manor at this time.



FIGURE 2: EXTRACT FROM THE 1840 TITHE MAP OF ST MAWGAN IN PYDAR. APPROXIMATE SITE LOCATION IS ARROWED. (THE GENEALOGIST 2021).

TABLE 1: EXTRACT FROM THE 1840 ST MAWGAN OF PYDER TITHE APPORTIONMENT. SITE IS HIGHLIGHTED.

Plot no.	Landowner	Occupier	Plot name	Land use
553	Colan Harvey	Richard Cobeldick	Great Winsor	Arable
1292	Lord Arundle	The Ladies of the Convent	Little Winsor	Pasture
1292a	Thomas Beswartherick	Thomas Beswartherick	Penpont Garden	Garden
554	John Vivian	William Haughton	Lanherne Mill Long Meadow	Pasture
556			Orchard	Orchard
555			Orchard	Orchard
547	Humphry Willyams	Thomas Thomas	Higher Tregarrick	Arable
546			Tregarrick	Arable
563	Richard Cobeldick	Richard Cobeldick	Polgreen, Winsor	Arable
565	Phillip Mill	Phillip Mill	Middle Retalick Close, Gluvian	Arable
1288	Lord Arundle	Frederick May	Moor Below Grove, Lanherne	Arable
1289			Under Butt Hay, Lanhern	Moor

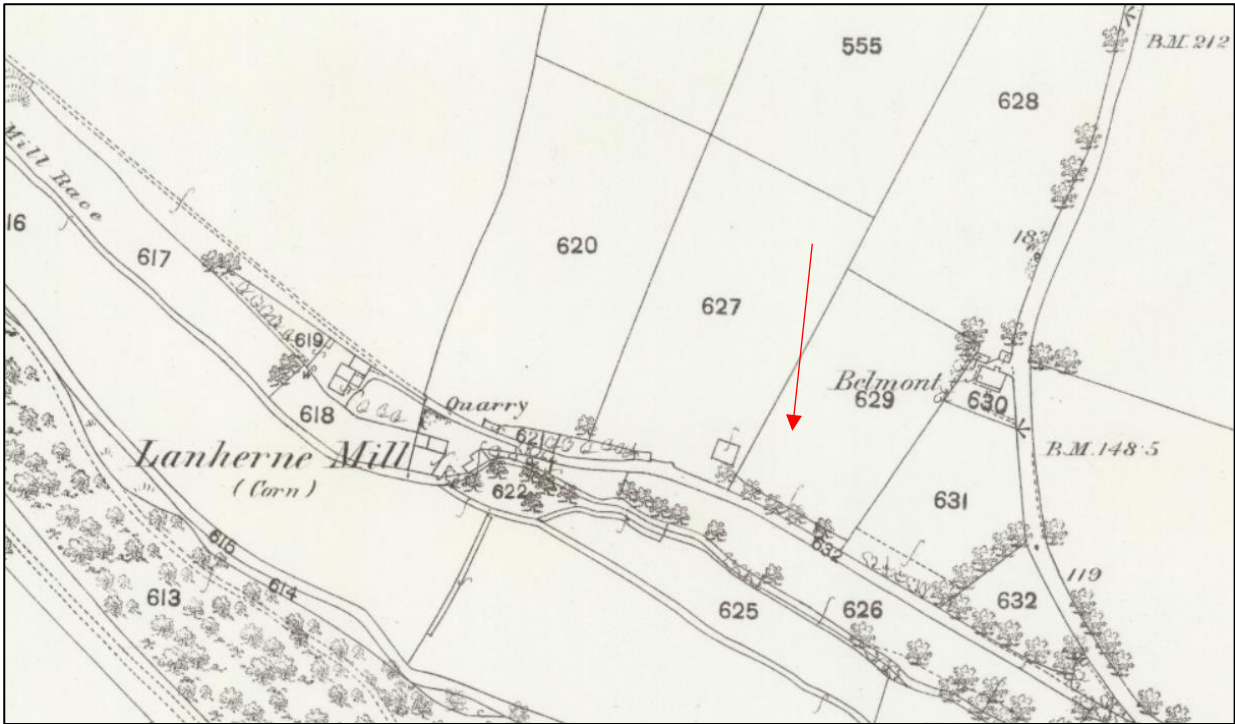


FIGURE 3: FIRST EDITION 25" OS MAP OF ST MAWGAN, SURVEYED 1880. APPROXIMATE SITE LOCATION IS INDICATED IN RED. (NLS).

By the time of the First Edition OS map, surveyed in 1883, the larger field formerly owned by Colan Harvey, has been divided into smaller plots, with various separate owners. A large villa named Belmont has been built in plot 630, with defined boundary banks, shown as having mature trees. The site lies within a larger field at this point, plot 629, indicated approximately in Figure 3, and doesn't appear to be owned by the house at Belmont, presumably still being agricultural. Plot 627 adjacent has a building in the south-east corner. The mill is still operational, labelled as milling corn at this time, with a quarry indicated immediately north.

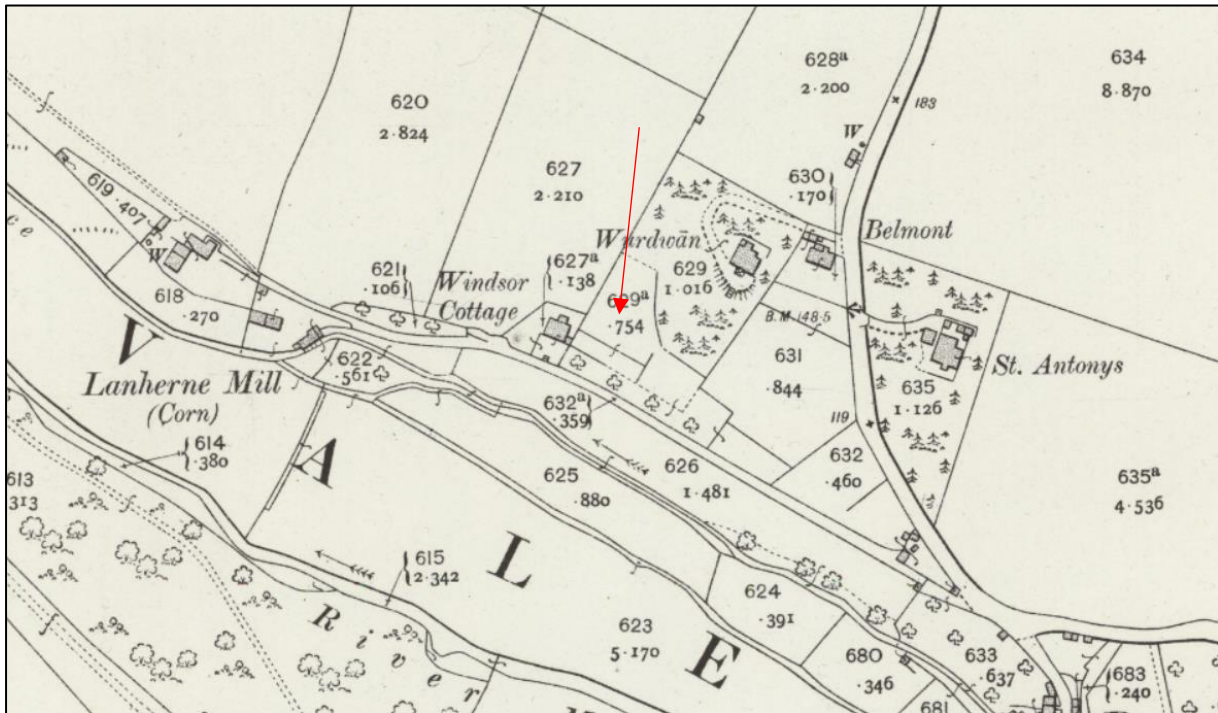


FIGURE 4: SECOND EDITION 25" OS MAP OF ST MAWGAN, REVISED 1905. SITE IS APPROXIMATELY INDICATED IN RED. (NLS).

The Second Edition OS map of 1905 shows the surrounding plots have been further developed, with the building in 627, now clearly marked as a house, called 'Windsor Cottage', within its own walled garden plot 627a, the bottom of 629 is also walled off from the rest of the field, called 629a, the rest of the site has been planted with an arboreal garden, plot 629 and a second large villa, called Wardwan has been constructed within it. The Lanherne Mill seems to be still operational to the south-west.

2.2 HER DATA

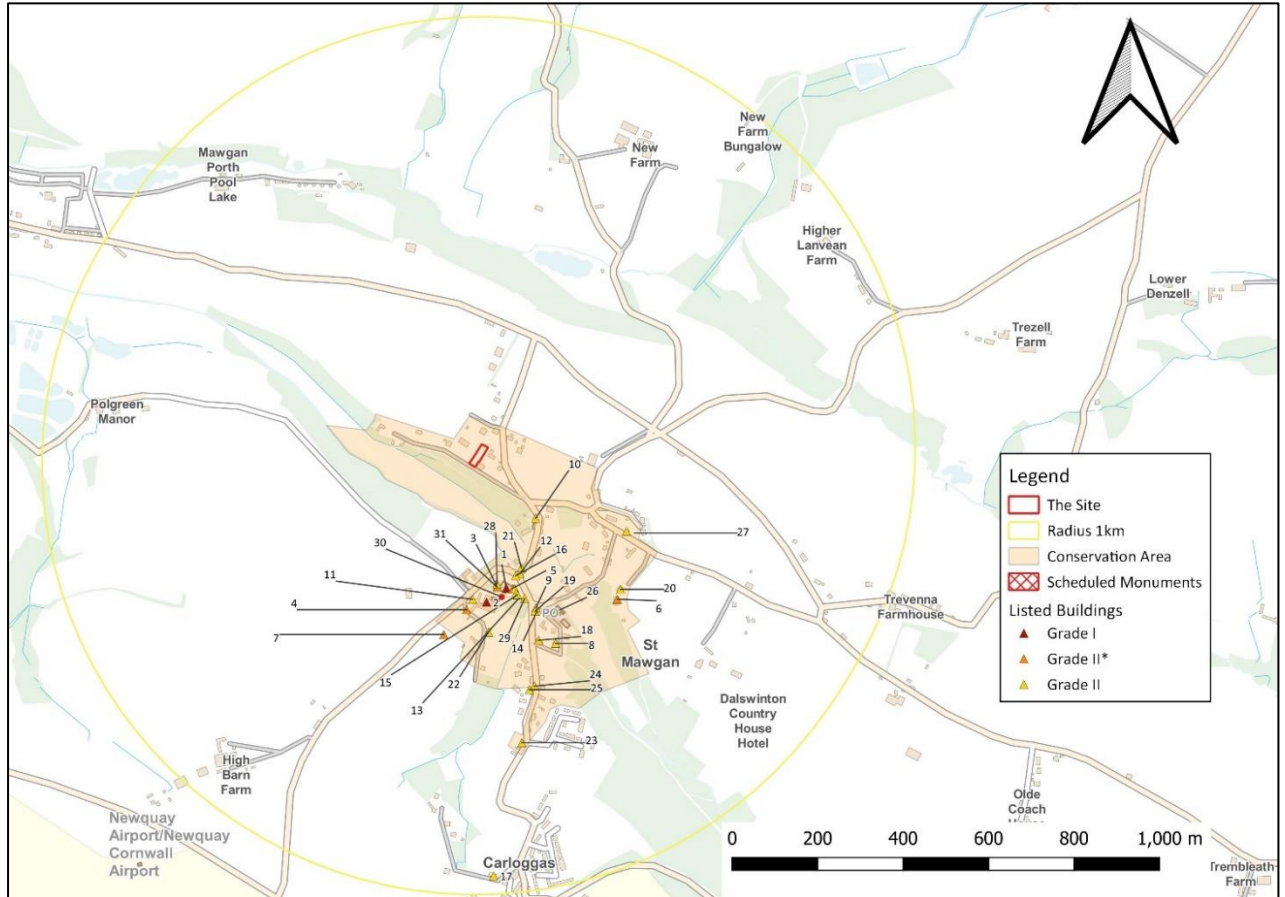


FIGURE 5: DESIGNATED HERITAGE ASSET MAP FOR ST MAWGAN USING DATA FROM CORNWALL HER.

Within St Mawgan village there are several designated heritage assets, although none within the immediate area of the Garden House plot. The assets include a number of Listed buildings, two of Grade I status, five of Grade II* status, and twenty-two of Grade II listed status; this includes the Grade I Lanherne Carmelite Convent, the former manor house of St Mawgan, sitting to the south-east.

TABLE 2: DESIGNATED HERITAGE ASSET BREAKDOWN FOR ST MAWGAN

No	List Entry	name	Grade
1	1144128	church of st mawgan	I
2	1144134	lanherne carmelite convent	I
3	1115117	lantern cross approximately 7 metres north west of church of st mawgan	II*
4	1137593	boundary wall to lanherne carmelite convent	II*
5	1144129	cross in the churchyard about 2 metres east of chancel of church of st mawgan	II*
6	1312299	the old rectory	II*
7	1327382	kitchen garden walls with gate piers about 30 metres south west of lanherne Carmelite convent	II*
8	1137430	gilton cottage	II

SITE ADJACENT TO GARDEN HOUSE, ST MAWGAN, NEWQUAY, CORNWALL: HIA

9	1137434	hawkey's	II
10	1137478	rose cottage	II
11	1137581	lanherne barton farmhouse	II
12	1144127	bridge north east of the churchyard of church of st mawgan	II
13	1144130	group of 3 monuments to the gobeldick family in the churchyard about 8 metres east of chancel of church of st mawgan	II
14	1144131	treleven monument in the churchyard about 14 metres east of south aisle of church of st mawgan	II
15	1144132	cross in the churchyard about 18 metres east of south aisle of church of st mawgan	II
16	1144133	signpost at the north side of the churchyard of church of st mawgan	II
17	1144161	ivy cottage	II
18	1144162	holly cottage	II
19	1144163	the falcon inn	II
20	1144164	stable about 10 metres north of the old rectory	II
21	1277523	k6 telephone kiosk	II
22	1312212	hall about 30 metres south of lanherne carmelite convent	II
23	1312311	house immediately west of lanherne avenue	II
24	1312316	fountain adjacent to right of nos 1,2 and 3 trehelder	II
25	1327359	nos 1,2 and 3, trehelder	II
26	1327360	st mawgan school	II
27	1327361	lanvean cottage	II
28	1327380	may monument in the churchyard about 8 metres west of nave of church of st mawgan	II
29	1327381	lychgate at east entrance to churchyard of church of st mawgan	II

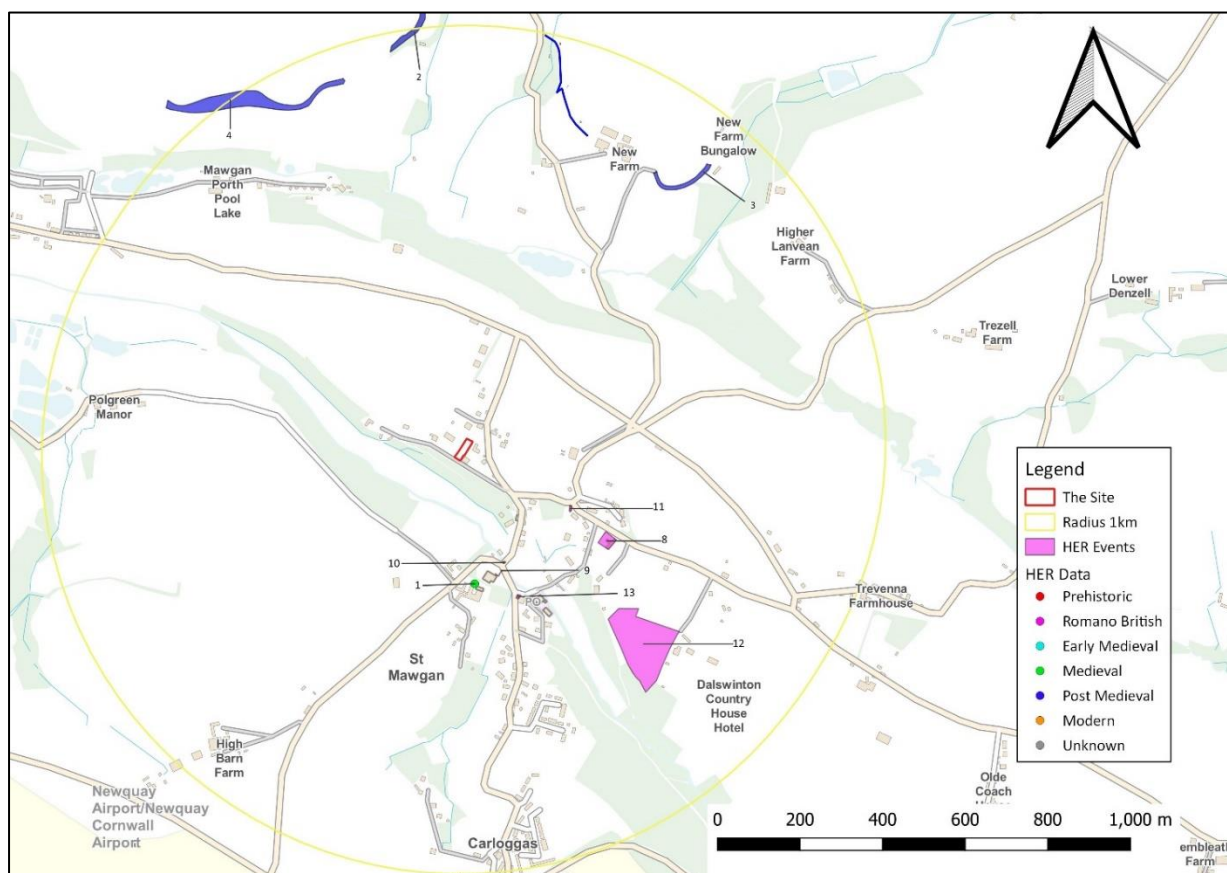


FIGURE 6: MAP OF HER DATA INCLUDING ARCHAEOLOGICAL EVENTS, COLOURED BY PERIOD.

To the north of the site is a recorded line of the former St Columb canal of 1777, authorised in 1773 it was used for the carriage of sea sand and manure, and likely only used briefly before it was abandoned due to costs. Sections were briefly used along the proposed line from Mawgan Porth to St Columb. There have been little archaeological events within the area, with a small excavation at Lanvean to the south-east of Garden House plot.

TABLE 3: HER DATA BREAKDOWN MAP FOR ST MAWGAN. DATA FROM CORNWALL HER.

No	Mon UID	Name	Summary
1	MCO49362	BALL - Medieval holy well	Reference to a holy well at Ball.
2	MCO51931	LOWER LANHERNE - Post Medieval canal	The line of the St Columb canal of c1777.
3	MCO51932	NEW FARM - Post Medieval canal	The line of the St Columb canal of c1777.
4	MCO51930	RETORRICK MILL - Post Medieval canal	The line of the St Columb canal of c1777.
5	MCO51932	NEW FARM - Post Medieval canal	The line of the St Columb canal of c1777.
6	MCO51932	NEW FARM - Post Medieval canal	The line of the St Columb canal of c1777.
7	MCO51932	NEW FARM - Post Medieval canal	The line of the St Columb canal of c1777.

TABLE 4: HER DATA BREAKDOWN MAP FOR ST MAWGAN. DATA FROM CORNWALL HER.

No	Event UID	Event Types	Name
8	ECO1330	Excavation	Lanvean
9	ECO1876	Watching Brief	St Mawgan in Pydar Church
10	ECO192	Assessment; Site Survey	St. Mawgan-in-Pydar Bridge
11	ECO3001	Building Record; Photographic Survey (Ground)	Barn at Ramwood, St Mawgan, Newquay
12	ECO3555	Geophysical Survey	St Mawgan Rectory, Cornwall
13	ECO5181	Assessment	Hawkey's Shop, St Mawgan in Pydar, Cornwall, TR8 4EP

3.0 HERITAGE ASSESSMENT

3.1 PROPOSALS

No definitive design drawings have yet been produced but a pre-application booklet, includes various details on the concepts of the proposals, including a potential site layout plan, showing two blocks occupying the center-lower part of the site, accessed individually from top and bottom. The concept is for two eco-style homes, of low, deconstructed cascading forms, irregular two storey height blocks with planted green roof details and natural materials, using glass and timber to reflect the current trees as well as additional landscape planting to screen and enclose.

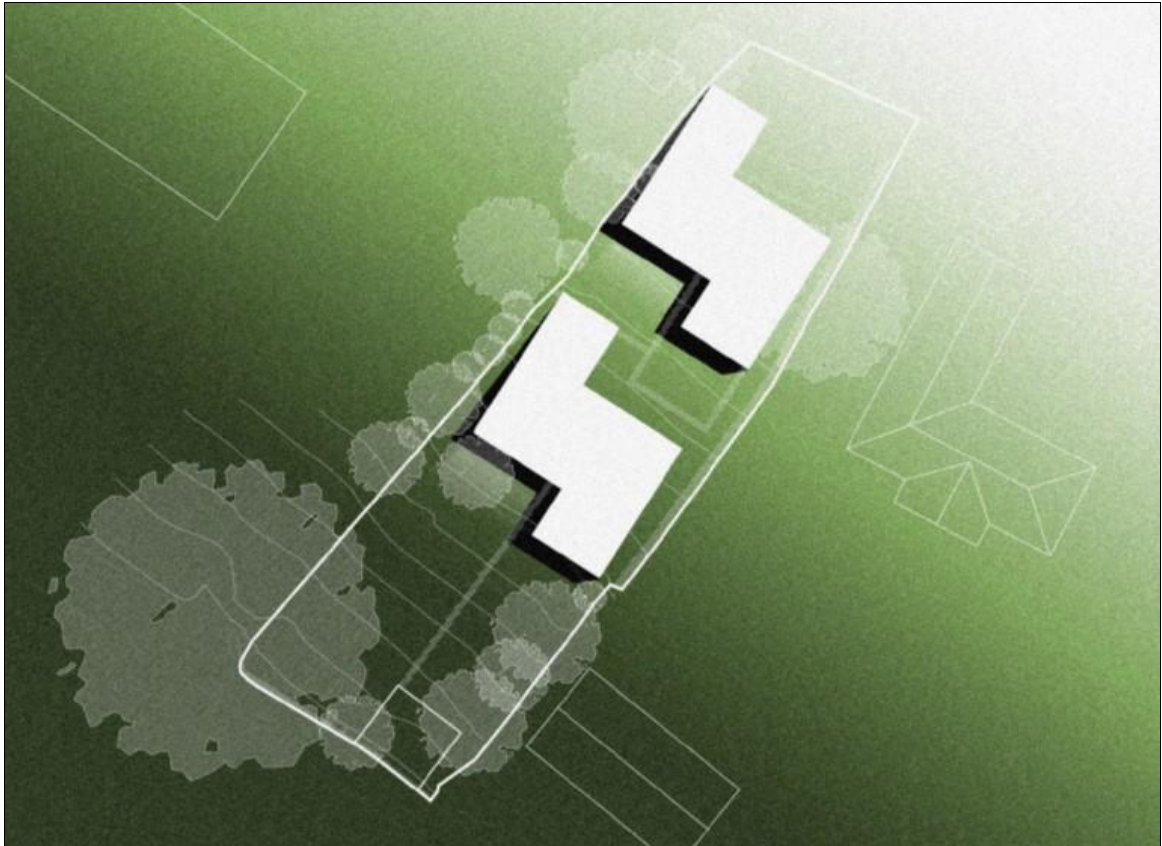


FIGURE 7: PROPOSED CONCEPT LAYOUT, WITH TWO IRREGULAR LOW BLOCKS, TERRACED INTO THE SLOPE; (AS SUPPLIED BY CLIENT, VIA AGENT MAY 2022).

3.2 SETTING

The site lies to the north-west of the core of the village, at the base of a south-facing slope of the Menalhyl river valley, known as the Vale of Lanherne; a watercourse, serving the local historic mill (as a leat) runs below the southern boundary. The site lies just within the boundary line of the St Mawgan conservation area. To the north, east and west the site is bounded by large detached single-family homes, in sizeable garden plots, of upscale, rural residential character. Views are fairly enclosed by mature garden planting tall fences and buildings, generally the location is inward-looking in nature. The lower slopes in the valley system are densely wooded by native species trees, the upper slopes by specimen conifers and the watercourse and riverside are also wooded, restricting views across and within the valley setting, the upper slopes and downs are more open to both north and south, with views to fields from the north of the plot, looking south. The fields on the upper slopes are all bounded by mature Cornish hedge banks and laid to pasture, an active working agricultural wider setting.



FIGURE 8: VIEW OUT ACROSS THE SITE TO THE WOODED VALLEY SETTING; FROM THE NORTH.

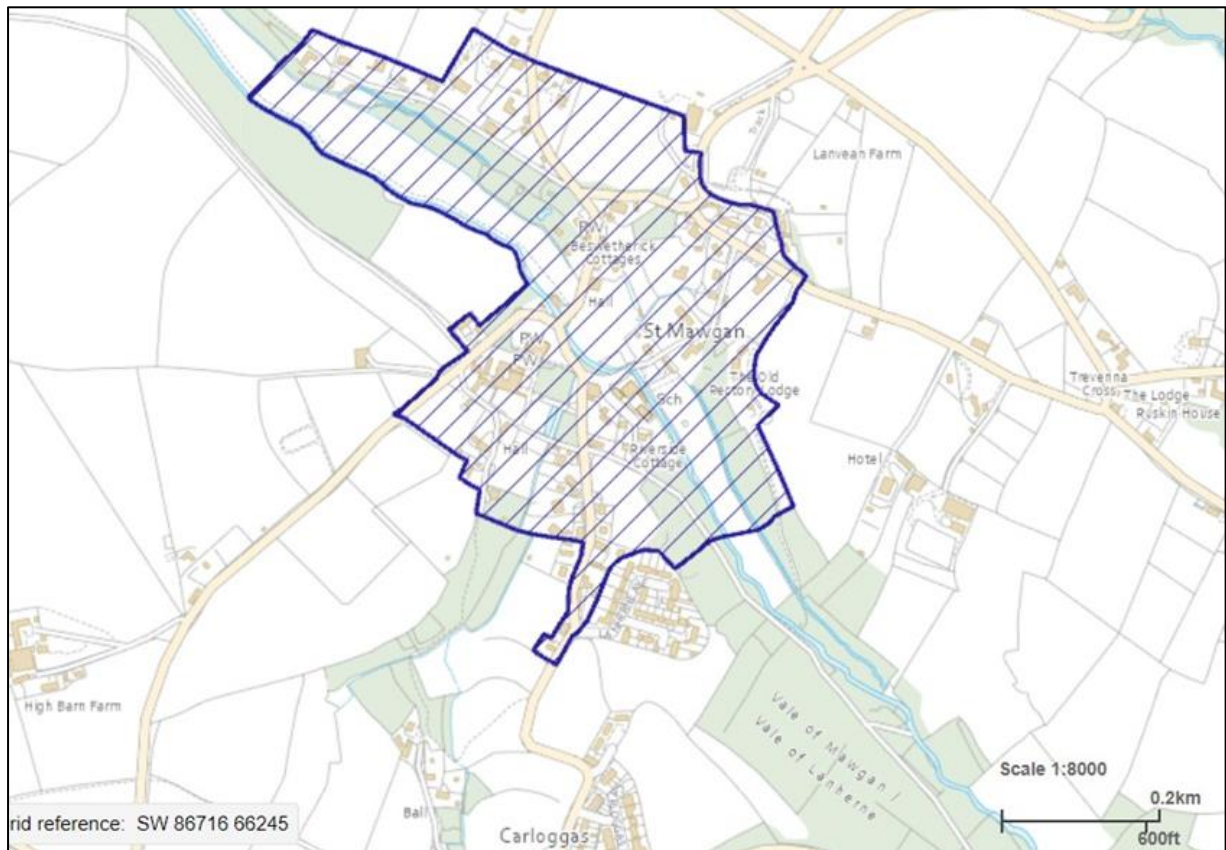


FIGURE 9: EXTRACT OF THE CORNWALL COUNCIL PLANNING MAP, SHOWING THE OUTLINE BOUNDARY OF THE CONSERVATION AREA, THE SITE IS INDICATED (ACCESSED JUNE 2022).

3.3 SITE DESCRIPTION

The plot had been cleared prior to the site visit and presented as a steep slope covered in scrub-clearance debris, with a path defined by small concrete moulded kerbs and some concrete slab steps to the west, bounded by a low slumped hedge bank. To the north was a raised terraced and levelled area, with loose soil forming a steep bank, seemingly made from building debris, again retained with concrete blocks and concrete kerbs to top and bottom. The upper area was graveled and seemed solid, probably packed with hardcore. A narrow, fenced driveway ran out to the road behind adjacent houses to the east. A fence has presumably been removed from the boundary with the adjacent plot, with a row of concrete blocks demarking the line, next to the neighbor's shed. A second more gentle terraced area lies just below that to the north, just above the middle of the plot and this appears to be formed from packed soil; the slope below this has been leveled for a width of about 2m and then drops at an even angle to a stone wall. This upper section of the plot retains a tall timber garden fence all along its eastern boundary which steps down in levels, where the terracing changes the slope.

The stone wall to the south end has some age to it, being mortared in clay and lime, using the local shale and killas mudstones and granites and quartz. There appears to be a former gate or entrance in the wall, identifying it as possibly one of the features shown on the 1st edition and 2nd edition maps and therefore likely mid-19th century in date, an early plot boundary. Below the wall is a gentler-gradient slope, laid to a mature grass sward and a few small deciduous trees to the edges. This grassy area has been divided from the Garden House plot with a row of stakes and will presumably be fenced in the future. A more established post and wire fence forms the southern boundary.



FIGURE 10: THE UPPER TERRACED AREA, WITH SOME CONCRETE KERB STONES AND BLOCKS FORMING RETAINING BANKS; FROM THE SOUTH-EAST.



FIGURE 11: SLUMPED STONE HEDGE BANK AND FORMER CONCRETE STEPS AND PATH TO THE WEST OF THE SITE; FROM THE SOUTH.



FIGURE 12: THE LOWER SOUTHERN SECTION, SEPARATED BY A STONE WALL, BEING A GENTLER GRADIENT OF SLOPE, WITH MATURE GRASS SWARD; FORM THE SOUTH-EAST.

3.4 ARCHAEOLOGICAL POTENTIAL – DIRECT IMPACT ON HERITAGE

The site only exhibits 19th and 20th century landscaping, with no obvious archaeological features visible from earlier historic periods. There is one 19th century retaining wall, as recorded on the 1st and 2nd edition OS maps and the western hedge bank boundary may also represent a 19th century subdivision of a larger field into plots. Located on the lower slopes of the valley, this site is an unlikely place for a prehistoric settlement or funerary site (often on upper slopes or the high downs due to their territorial or memorial function, but the richness of Cornwall’s prehistoric archaeology is such that nothing can be precluded.

The site is shown to have been agricultural land before the 19th century, its steep slope, suggesting animal grazing, not arable. Its archaeological deposits, should they exist in the lower southern area may therefore be undisturbed by ploughing, any deposits in the middle or north of the plot may have been significantly damaged by terracing and levelling and other landscaping, associated with the garden planting of the two Victorian villas. *Archaeological potential is therefore set as low.*

The development of the site into two house plots will necessitate the excavation and therefore total loss of any archaeological deposits – this is a direct impact on heritage. Since the site is however considered to only have low archaeological potential (and therefore low value), this total loss would be considered a less than substantial harm, if a very-large/major change; **Slight/Moderate adverse impact.**



FIGURE 13: DETAIL OF THE STONE WALL, LIKELY A 19TH CENTURY FEATURE; FROM THE EAST-SOUTH-EAST.

3.5 IMPACT ON ST MAWGAN CONSERVATION AREA – INDIRECT IMPACT ON HERITAGE

There are twenty-eight designated assets in the St Mawgan conservation area; of these the church and convent are Grade I and the walled gardens, boundary walls, former rectory and various crosses in the

churchyard are Grade II*, forming a valuable and highly sensitive group of very high heritage value. The rest of the buildings are Grade II listed. There are no designated assets within the immediate area of the site, the nearest being a post medieval cottage, called rose cottage which is c.156m away. There will be no direct impact therefore on any designated assets but a possibly indirect impact on the conservation area as a whole. The church and convent will also be considered separately due to their elevated landscape position and level of significance.



FIGURE 14: THE VIEW BACK TO THE PROPOSED SITE FROM ST MAWGAN CHURCHYARD, SHOWING THE WOODED NATURE OF THE VILLAGE SETTING, WHICH SCREENS INTERVISIBILITY ACROSS THE CONSERVATION AREA; FROM THE SOUTH-EAST.

The conservation area does not yet have an associated conservation area appraisal, however, the village is split into three distinct areas; the historic core centred around the medieval church and manor house, (now convent), with a pub, school and village store and the post-medieval settled core to the north. The medieval, earlier core of the village is on the south side of the valley, with a bridge and ford crossing on the river, which is partly canalised to protect the road. To the north across the bridge is a second smaller core of post medieval cottages flanking the main street with a small nonconformist chapel and a village hall, some larger 19th century villas rise up the north valley slopes, in a scattered pattern within heavily wooded gardens. The north and southern part of the village are divided to the west by agricultural fields and to the east by a large, manicured village sports field. To the south-east the historic lane leads up to Carloggas and the old turnpike road to St Columb Major, this is lined with some post-medieval cottages and small edge of settlement small holdings.

The conservation area is of good uniform historic character, with cohesive vernacular materials on display such as rendered or exposed stone walls and slate roofing and obviously contains quite a few buildings of outstanding national value and a significant number of designated assets considering the small size of the settlement, creating a density of value which could technically suggest increased sensitivity to change; the conservation area is a *very high value asset*.

There are however quite a few upscale houses of modern design and form, prominently located within the village, often using local or vernacular materials in their exterior cladding, such as stone, slate and timber. These new 'minor gentry' houses form something of juxtaposition to the otherwise uniform post medieval or medieval houses and are now a modern character feature of the village; there are few generic 20th century houses, except for the extreme eastern boundary of the conservation area, which is not particularly visible from within the village core. These new buildings carefully scattered across the valley setting add to the air of exclusivity to the village and are not felt to detract from the conservation area. Minor detractions to the significance of the conservation area are the introduction of UPVC to some houses and the public toilets and some road signage.

The village is of overwhelming arboreal character with the playing fields, river and leat, churchyard and convent gardens all dominated by mature trees; in spring and summer this significant reduced visibility between the two central areas of the village, as well as the outer fringe, in winter whilst views will open up, this is a landscape of glimpses and limited views. This screening is believed to reduce the potential impact from the proposed development of two modern houses on the Site to almost negligible levels. The buildings will once more be upscale single family residential houses, built on the north slopes, within wooded landscaped garden plots, considered something of a continuation of the use of this part of the conservation area, which is the location of several large Victorian villas and other 20th century large, detached houses.

The nature of the proposed concept design is to reflect and blend with the wooded site location. The conservation area has some important views on the approach from the north-west and south-east, over the bridge to the church and to and from the pub and school, past the ford and bridge. The site will not appear in any of these views and the conservation area does not derive its significance solely from views but also evidential, historical, narrative, aesthetic and communal value, as a site of early Celtic and Christian activity and with a core of good medieval buildings and aristocratic associations. The views/setting complement and enhance but do not define the significance. Being set outside of the active core of the village and enclosed within private gardens the development of the site will not change the visitor appreciation of the significance of the assets or alter any relationships between buildings and spaces or change the rural residential character. The change therefore is assessed as **negligible indirect impact/severity of change**, reduced by the screening although inherently increasing the density of occupation and forming infill development. This will therefore have a **Slight/adverse impact** on the conservation area (as one asset – considered as a whole); this is considered to fall well below less than substantial harm and is therefore allowable from a heritage impact assessment. Mitigation to create visual recessive character in the design has already been considered and it may be wise to enshrine the finishes and planting in the details of the planning permission to ensure it is executed in appropriate form. If the architects can reduce visual prominence to an absolute minimum, then the impact may be reduced to neutral/slight adverse, which would be even better. It is however noted the existence of at least three large modern buildings in very prominent positions right in the core of the conservation area which have set precedent and now in fact define some of the character of the setting of the conservation area.

There will be some potential direct intervisibility with the convent site and associated houses and walled gardens, boundaries etc. The mix of Grade I, Grade II* and Grade II features creates a very high value group, within a high value setting, however these have a fairly inward looking character, having been a convent since 1794 and enclosed within historic walls, being a closed religious order the views from the building outwards are now incidental, although as a former manor at once stage both inward and outward views would have been important and the building was located to make a statement within the valley and even built with large windows. The proposed houses are to be of eco-design with green roofs and a scattered cascading form, which should be fairly visually recessive; a **negligible but quantifiable change** in views to the north slope, where much larger and more visible 19th and 20th century villas

already exist, will not change our experience of the asset, as a former manor and now convent and cannot directly impact its main aesthetic, evidential and historical value as a building. However, the exclusive character of the village setting, with limited numbers of dwellings, houses in large garden plots and arboreal rural feel could be minimally but **cumulatively impacted** by allowing more development and setting further precedents for infilling on plots and within gardens. Lanherne House could be impacted if the village setting were to become too built up and caution is urged that only the 'right' visually recessive sites are allowed to be developed, to ensure the open scattered character of the built form remains. **Very High value Listed building group**; a former aristocratic site, now a closed order convent and a **negligible change**, leads to an indirect impact of **Slight/adverse impact**, which is considered **less than substantial harm**. This cannot be mitigated as the design is already visually recessive, if it was a more generic, visible form of build it would be a minor change and therefore the impact would raise to Moderate/Large Adverse – defining the importance of final design and material finishes in this scheme.

The Grade I Listed church has skyline profile and is the main visual historic feature in the valley, this building can be affected by changes in its setting and views as the presence of its tower is designed as a feature to draw in a congregation and announce the presence of the settlement in the landscape. There may be glimpses from the top of the church tower back to the site but none from the churchyard, there are limited views to the church tower through the trees from the site and it is expected this view will open up in the winter months. The experience of the setting and character of the setting of the church will not be affected, at a distance of more than 500m the site also cannot affect the evidential, communal, historic or aesthetic value of this ancient building, or any of its associated churchyard assets. As with the adjacent former manor house cumulative impact of increasing density of settlement overtime changing the character of the village and creating urbanisation would be detrimental, so care must be taken with the positioning and number of developments. **High value Listed building**, a medieval church on the site of a Celtic Christian site and expected **negligible change**, leads to an indirect impact of **Slight/adverse impact**, which is considered **less than substantial harm**. This cannot be mitigated as the design is already visually recessive, if it was a more generic, visible form of build it would be a minor change and therefore the impact would raise to Moderate/Slight Adverse – defining the importance of final design and material finishes in this scheme.

There will be a minor increase in impact during the constructional phase with aural and light intrusion into the setting of the conservation area and both the church and convent, on the opposite slopes, in an elevated position. This brief phase of works may result in a Moderate/Large adverse effect but is temporary.



FIGURE 15: THE FIELD TO THE WEST OF THE MAIN VILLAGE STREET WHICH DIVIDES THE MEDIEVAL CHURCH TOWN CORE FROM THE POST-MEDIEVAL SETTLED GROUP AROUND THE FORMER NONCONFORMIST CHURCH, WITH THE WOODED BANKS OF THE WATERCOURSE WHICH FEEDS THE FORMER MILL; FROM THE EAST-SOUTH-EAST.



FIGURE 16: BEHIND THE PUB IS ANOTHER HISTORIC BUILDING WHICH IS THE LOCAL SHOP AND POST OFFICE/STORES, AS WELL AS THE LOCAL SCHOOL, CREATING A HISTORIC SETTLED CORE, A ALONGSIDE THE CANALISED RIVER; FROM THE WEST-SOUTH-WEST.



FIGURE 17: VIEW ACROSS THE VILLAGE, WHERE THEY CAN BE ACHIEVED ARE LIMITED BY THE TREE COVER AND HISTORIC BUILDINGS, HOWEVER THE CHURCH TOWER IS THE DOMINANT HISTORIC FEATURE, WHICH RETAINS SKYLINE PROFILE ABOVE THE TREES; FROM THE NORTH-WEST.

SITE ADJACENT TO GARDEN HOUSE, ST MAWGAN, NEWQUAY, CORNWALL: HIA

TABLE 5: SUMMARY OF IMPACTS.

List Entry Number	Name of Asset	Grade	Value of Asset	Severity of impact/ scale of change	Direct Impact	Indirect Impact	Impact after mitigation	Overall Impact
	Potential archaeological deposits onsite		Expected low value	Major	Moderate / Slight adverse	N/A	N/A	Slight adverse
	St Mawgan Conservation Area		Very High	Negligible	N/A	Slight adverse	N/A	Slight adverse
1144128	Church of St Mawgan	I	High	Negligible	N/A	Slight adverse	N/A	Slight adverse
1144134	Lanherne Carmelite convent	I	High	Negligible	N/A	Slight adverse	N/A	Slight adverse
1115117	Lantern cross approximately 7 metres northwest of church of St Mawgan	II*	High	Negligible	N/A	Slight adverse	N/A	Slight adverse
1137593	Boundary wall to Lanherne Carmelite convent	II*	High	Negligible	N/A	Slight adverse	N/A	Slight adverse
1144129	Cross in the churchyard about 2 metres east of chancel of church of St Mawgan	II*	High	Negligible	N/A	Slight adverse	N/A	Slight adverse
1312299	The old rectory	II*	High	Negligible	N/A	Slight adverse	N/A	Slight adverse
1327382	Kitchen garden walls with gate piers about 30 metres southwest of Lanherne Carmelite convent	II*	High	Negligible	N/A	Slight adverse	N/A	Slight adverse
1137430	Gilton cottage	II	Medium	No change	N/A	Neutral	N/A	Neutral
1137434	Hawkey's	II	Medium	No change	N/A	Neutral	N/A	Neutral
1137478	Rose cottage	II	Medium	No change	N/A	Neutral	N/A	Neutral
1137581	Lanherne Barton farmhouse	II	Medium	Negligible	N/A	Neutral/Slight adverse	N/A	Neutral/Slight adverse
1144127	Bridge northeast of the churchyard of church of St Mawgan	II	Medium	No change	N/A	Neutral	N/A	Neutral
1144130	Group of 3 monuments to the Cobeldick family in the churchyard about 8 metres east of chancel of church of St Mawgan	II	Medium	Negligible	N/A	Neutral/Slight adverse		Neutral/Slight adverse
1144131	Treleaven monument in the churchyard about 14 metres east	II	Medium	Negligible	N/A	Neutral/slight adverse	N/A	Neutral/slight adverse

SITE ADJACENT TO GARDEN HOUSE, ST MAWGAN, NEWQUAY, CORNWALL: HIA

	of south aisle of church of St Mawgan							
1144132	Cross in the churchyard about 18 metres east of south aisle of church of St Mawgan	II	Medium	Negligible	N/A	Neutral/slight adverse	N/A	Neutral/slight adverse
1144133	Signpost at the north side of the churchyard of church of St Mawgan	II	Medium	No change	N/A	Neutral	N/A	Neutral
1144161	Ivy cottage	II	Medium	No change	N/A	Neutral	N/A	Neutral
1144162	Holly cottage	II	Medium	Negligible	N/A	Neutral/slight adverse	N/A	Neutral/slight adverse
1144163	The falcon inn	II	Medium	Negligible	N/A	Neutral/slight adverse	N/A	Neutral/slight adverse
1144164	Stable about 10 metres north of the old rectory	II	Medium	Negligible	N/A	Neutral/slight adverse	N/A	Neutral/slight adverse
1277523	K6 telephone kiosk	II	Medium	No change	N/A	Neutral	N/A	Neutral
1312212	Hall about 30 metres south of Lanherne Carmelite convent	II	Medium	No change	N/A	Neutral	N/A	Neutral
1312311	House immediately west of Lanherne avenue	II	Medium	Negligible	N/A	Neutral/slight adverse	N/A	Neutral/slight adverse
1312316	Fountain adjacent to right of Nos 1,2 and 3 Trehelder	II	Medium	No change	N/A	Neutral	N/A	Neutral
1327359	Nos 1,2 and 3, Trehelder	II	Medium	Negligible	N/A	Neutral/slight adverse	N/A	Neutral/slight adverse
1327360	St Mawgan school	II	Medium	Negligible	N/A	Neutral/slight adverse	N/A	Neutral/slight adverse
1327361	Lanvean cottage	II	Medium	Negligible	N/A	Neutral/slight adverse	N/A	Neutral/slight adverse
1327380	May monument in the churchyard about 8 metres west of nave of church of St Mawgan	II	Medium	Negligible	N/A	Neutral/slight adverse	N/A	Neutral/slight adverse
1327381	Lychgate at east entrance to churchyard of church of St Mawgan	II	Medium	Negligible	N/A	Neutral/slight adverse	N/A	Neutral/slight adverse

4.0 CONCLUSIONS AND RECOMMENDATIONS

The site is a long narrow strip of garden, with several terraced areas and the remains of a path and steps to the west, a 19th century rubble wall to the south and hedge bank to the western boundary that is recorded on the 1st and 2nd edition OS mapping. The archaeological potential of the site is expected to be low, due to the landscaping it has received and lower slope topographical position, but this area of Cornwall has a rich prehistoric phase of archaeological record, so deep deposits and scattered finds cannot be ruled out. The wider setting is characterised by large established gardens and wooded slopes which reduce outward views across the valley and to the village, and this introverted nature of the location, screened by tall fences or hedges means any impact on the conservation area from two eco-homes with green roofs and natural timber-clad elevations is expected to be very low, as these will quickly weather into the established green, brown and silver colourscape, effectively making them visually recessive. We must, however, acknowledge a quantifiable if negligible visual and physical change and minor increase in density of settlement, but these have little actual scale of effect on the conservation area which is the primary asset to be considered and the significance of this asset is derived from the aesthetic, evidential and historical value of the physical Listed buildings, which cannot be impacted; Slight/adverse negative impact. Slight/adverse impact is also given for the church and convent, which are both Grade I and which both may have direct intervisibility with upper portion of the site, again these are assessed as Slight/adverse impact. Overall cumulative impact may therefore be considered to be **Moderate/slight adverse scale of effect** and is again, **considered to result in a less than substantial harm**, as long as the concept designs are followed through.

4.1 RECOMMENDATIONS

The site is shown to have been agricultural land before the 19th century, its steep slope, suggesting animal grazing, not arable; likely unimproved and before that unenclosed. Its archaeological deposits, should they exist in the lower, less developed southern area may therefore be undisturbed by ploughing, any deposits in the middle or north of the plot may have been significantly damaged by terracing and levelling, associated with the garden planting of the two Victorian villas. Located on the lower slopes this is an unlikely place for a prehistoric settlement or funerary site, but the richness of Cornwall's prehistoric archaeology is such that nothing can be precluded. Archaeological potential is considered to be **low**.

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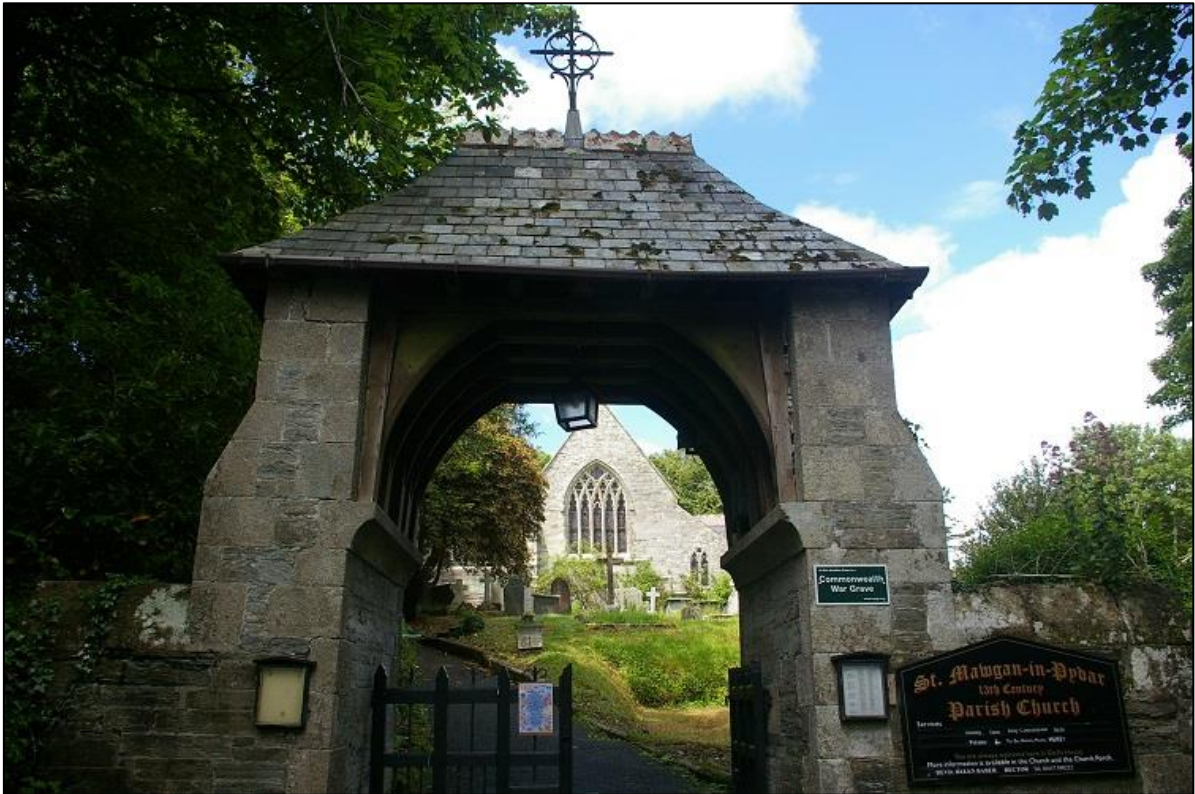
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APPENDIX 1: PHOTOGRAPHIC ARCHIVE SITE VISIT MAY 2022



1. The lych gate and church beyond, showing the raised nature of the churchyard and strongly defined churchyard boundary; from the east.



2. The Grade I Listed church, set within its raised oval churchyard plot; from the north-east.



3. The church viewed form the north, looking over the bridge, showing the wooded boundaries within the village; from the north.



4. View from the pub and village stores, along past the church, with the canalised river to the north, again showing arboreal character of the conservation area; from the east.



5. The canalised river in the centre of the village; from the east.



6. The historic bridge which links the two halves of the village: from the east-northeast.



7. The ford which crosses the river to the east of the historic bridge, in the core of the settled part of the village; from the south-east.



8. The pub and tea rooms in the centre of the historic core of the village; from the north-west.



9. The approach to the historic core of the village along the road from Carloggas; from the east-southeast.



10. View up the slope to Carloggas across the hedge-lined gardens of the cottages, as they rise up the slope out of the village, showing an open, irregular pattern of built form and a mix of painted stone, exposed stone and render; from the west-northwest.



11. The upper slopes to the south, above the convent are occupied by walled gardens, gardens lined by hedges and some upscale modern houses built in back plots on former convent land, as well as a few historic cottages, with rendered elevations and slate roofing; from the north-west.



12. View up the steep lane to Carloggas, where 19th century cottages line the roadside; from the west-northwest.



13. View back across the village from on the steep road up to Carloggas, showing the arboreal character of the conservation area and limited views across and within the protected area; from the south-east.



14. The convent at Lanherne, a medieval building with significant 17th-18th century additions; from the north-east; it is flanked by gardens to the east and south-east, by the church to the north-east and north, walled gardens to the south and staff housing to the west.



15. The convent which belongs to a closed order of Carmelite nuns, stands within a walled enclosure, separating it from the rest of the conservation area; form the north-west.



16. Estate workers cottages flank the main buildings and walled gardens to the west and south, formerly a domestic aristocratic estate before it became a convent in the 1790s; from the north.



17. The historic walled gardens of the Lanherne estate; from the east.



18. View across and into the walled convent site, showing a cluster of tightly packed building and few outward views, although there are historic dormers at roof height and they will have landscape-valley views; from the south-west.



19. View of the playing fields to the middle of the conservation area, dividing the north and southern parts; from the south-east.



20. The post medieval settled core to the north of the conservation area, with narrow street lined with small cottages, centred around a nonconformist chapel; from the north.



21. The nonconformist chapel in the post medieval core of the village to the north of the river; from the south-east.



22. The village hall which backs onto the playing fields; from the west.



23. View back from the site across the steep lane leading out of the village and some of the 19th century cottages but also the modern housing development built on the edge of the conservation area; from the north-west.



24. View back across the site to the convent and associated houses; from the north-west.

APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY

Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonable practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the 'heritage asset'). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. This Appendix contains details of the methodology used in this report.

National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2018). The relevant guidance is reproduced below:

Paragraph 189

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Cultural Value – Designated Heritage Assets

The majority of the most important ('nationally important') heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value.

Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19th century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals.

Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g. a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

Conservation Areas

Local authorities are obliged to identify and delineate areas of special architectural or historic interest as Conservation Areas, which introduces additional controls and protection over change within those places. Usually, but not exclusively, they relate to historic settlements, and there are c.7000 Conservation Areas in England.

Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of 'national importance'. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation. Important sites have been recognised as requiring protection since the late 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

Registered Parks and Gardens

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by Historic England. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting. Sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

Registered Battlefields

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to 'read' the battle on the ground.

World Heritage Sites

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: 'Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. These sites are recognised at an international level for their intrinsic importance to the story of humanity, and should be accorded the highest level of protection within the planning system.

Value and Importance

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g. undesignated 'monuments of Schedulable quality and importance' should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit.

TABLE 6: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

Hierarchy of Value/Importance	
Very High	Structures inscribed as of universal importance as World Heritage Sites; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes;

Hierarchy of Value/Importance	
	Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

Concepts – Conservation Principles

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and *integrity* as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

Evidential Value

Evidential value (or research potential) is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. This is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective.

Historical Value

Historical value (narrative) is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

Illustrative value is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

Associative value arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

Aesthetic Value

Aesthetic value (emotion) is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where a proposed development usually have their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extent many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

Communal Value

Communal value (togetherness) is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative, symbolic, social* or *spiritual*.

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten.

Social value need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

Authenticity

Authenticity, as defined by UNESCO (2015, no.80), is the ability of a property to convey the attributes of the outstanding universal value of the property. 'The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful'. Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farm buildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

Integrity

Integrity, as defined by UNESCO (2015, no.88), is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial, and condition poor.

Summary

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

Setting – The Setting of Heritage Assets

The principle guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2015) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or those that include the heritage asset. This corresponds to the experience of its wider landscape setting.

Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the Historic England publication *The Setting of Heritage Assets* (2015, 2 & 4):

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings.

While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.

The HIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. This is explored in more detail below.

Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland. Together, these determine the character and extent of the setting.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

Views

Historic and significant views are the associated and complementary element to setting, but can be considered separately as developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic

value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape ‘naturally’ brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011, 3):

Views play an important part in shaping our appreciation and understanding of England’s historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.

The Setting of Heritage Assets (2015, 3) lists a number of instances where views contribute to the particular significance of a heritage asset:

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 2), some of which are seasonal or weather-related.

Thus the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (below).

Type and Scale of Impact

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over), or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact), and contribute to overall change within the historic environment (cumulative impact).

Construction phase: construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect effect on neighbouring properties. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. Indirect effects are both visual and aural, and may also affect air quality, water flow and traffic in the local area.

Operational phase: the operational phase of a development is either temporary (e.g. wind turbine or mobile phone mast) or effectively permanent (housing development or road scheme). The effects at this stage are largely indirect, and can be partly mitigated over time through provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

Cumulative Impact: a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

Aggregate Impact: a single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

Scale of Impact

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings.

SITE ADJACENT TO GARDEN HOUSE, ST MAWGAN, NEWQUAY, CORNWALL: HIA

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 6-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 5). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 7: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 8: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 9: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

TABLE 10: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

Importance of Setting to the Significance of the Asset	
Paramount	Examples: Round barrow; follies, eyecatchers, stone circles
Integral	Examples: Hillfort; country houses
Important	Examples: Prominent church towers; war memorials
Incidental	Examples: Thatched cottages
Irrelevant	Examples: Milestones

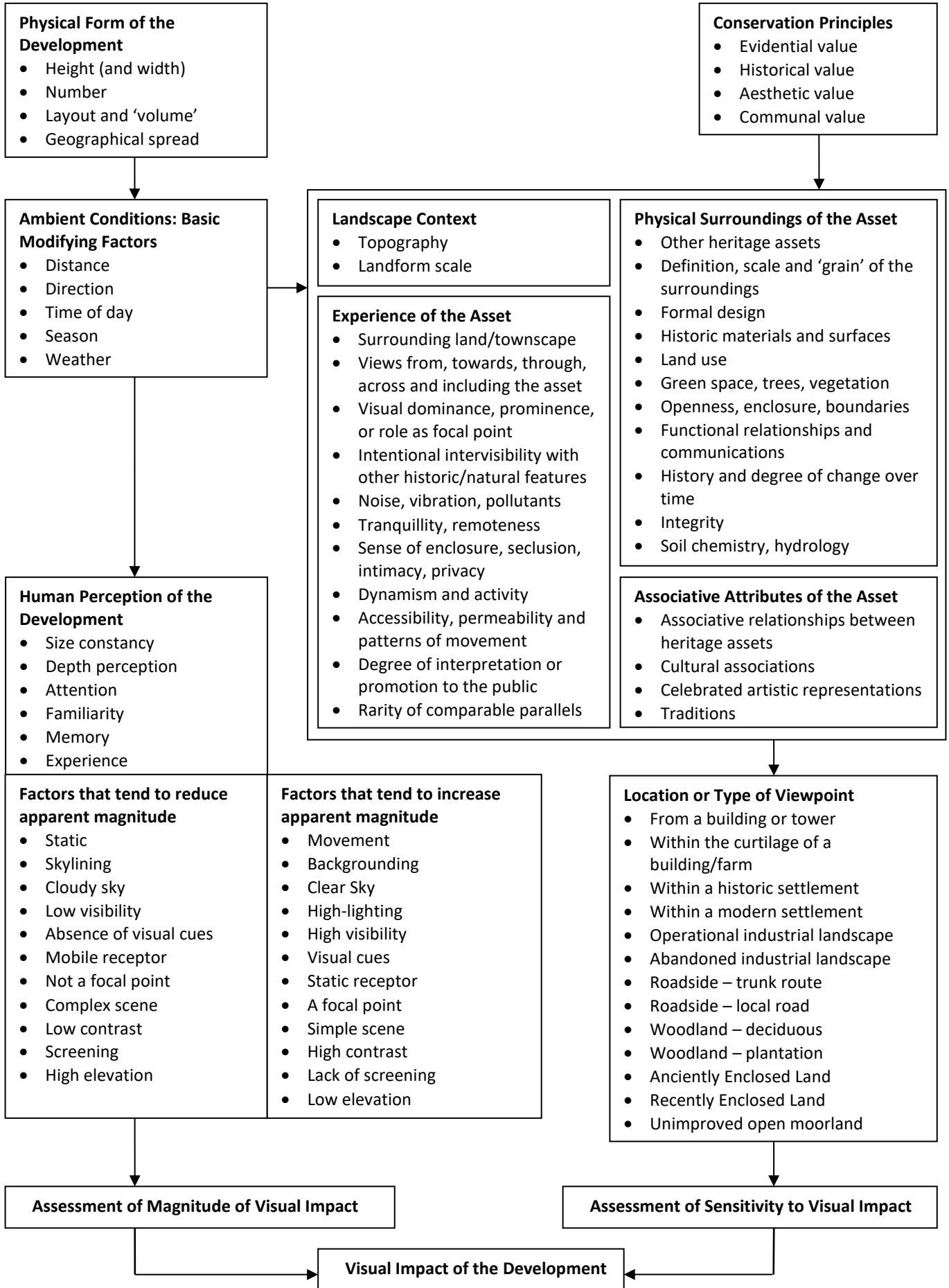


TABLE 11: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).



THE OLD DAIRY
HACCHE LANE BUSINESS PARK
PATHFIELDS BUSINESS PARK
SOUTH MOLTON
DEVON
EX36 3LH

01769 573555

01872 223164

EMAIL: MAIL@SWARCH.NET